

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: April 16, 2003 Division: Public Works

Bulk Item: Yes No X Department: Engineering

AGENDA ITEM WORDING: Approval to advertise for bids for demolition of the Public Service Building on Stock Island.

ITEM BACKGROUND: In November, 2001, County Administrative offices and the State Department of Health were moved from the old Stock Island location to the New Gato Building on Simonton street. The Public Service Building on Stock Island has been vacant since that time and has become a safety concern due to poor condition of the structure, the air quality, rodents, moldspores, asbestos, inoperable fire alarm system, etc., in addition to maintenance costs for an unusable building.

PREVIOUS RELEVANT BOCC ACTION: This project is included in the Capital Improvements Plan approved by the BOCC on 9/18/02 with revisions on 1/15/03.

CONTRACT/AGREEMENT CHANGES: N/A

STAFF RECOMMENDATIONS: Approval as stated above.

TOTAL COST: N/A

BUDGETED: Yes X NO

COST TO COUNTY: N/A

SOURCE OF FUNDS: Infrastructure sales tax

REVENUE PRODUCING: YES NO X AMOUNT PER MONTH YEAR

APPROVED BY: County Atty. OMB/Purchasing Risk Management

Item Prepared By: Stephanie Coiffer, Construction Manager 4/2/03

FOR DAVE KOPPEL 4/2/03
Dave S. Koppel, P.E., County Engineer

DIVISION DIRECTOR APPROVAL:

Dent Pierce, Division Director

DOCUMENTATION: Included X To follow Not required

DISPOSITION:

AGENDA ITEM # F4



BOARD OF COUNTY COMMISSIONERS

Mayor Dixie M. Spehar, District 1
Mayor Pro Tem Murray E. Nelson, District 5
George Neugent, District 2
Charles "Sonny" McCoy, District 3
David P. Rice, District 4

MEMORANDUM

TO: Dent Pierce
Division Director/Public Works

CC: Sheila Barker

FROM: Bill Grumhaus *B/G*
Risk Management Administrator

DATE: 3/27/03 *Rec'd 3/27/03*

SUBJECT: Old Administration Building-Stock Island

Per your request, here are my thoughts on the subject. I visited the location with the county Safety Administrator Priscilla London shortly after I joined Monroe County. This building clearly has seen better days and I was very concerned about the state of disrepair it was in. There were clear indications of rodent and insect infestation as well as mold and fungus that could very well be toxic. There is no question that this building in its current condition is a serious liability exposure. We have liability insurance that would cover the county should an injury occur at this location, but we must keep in mind that we are self-insured for the first \$100,000 of any liability claim. We do not have coverage for illness caused by the mold & fungus. We clearly have knowledge of the conditions here and failure to take action to correct this situation could easily result in a claim of that magnitude, or worse if a jury decided that we were grossly negligent with our inaction. We could easily face the possibility of a judgment higher than our sovereign immunity limit and a potential claims bill. An abandoned building is a magnet for both children looking for a place to play and transients looking for shelter. That is not a good mix. We also have to consider this building's location in relation to Bayshore Manor, our county assisted living facility. While security


measures are in place at Bayshore, there are Alzheimer's patients at that facility who could conceivably wander into the area in question. There is also the possibility that the rodent infestation and disease carried by rodents in this building could impact Bayshore. In my opinion this building is presently a disaster waiting to happen.

I really don't see renovation of this building as a viable option for a number of reasons. This building is in an extreme state of disrepair. It contains asbestos that is extremely expensive to remove. I have an even greater concern with the mold and fungus currently in the building. Toxic mold has recently become to plaintiff's attorneys what asbestos was in the 80's. The mold will be as difficult and as expensive to remove as the asbestos...maybe more so. The number of claims for exposure to toxic mold in buildings is skyrocketing with very high judgments being awarded. Our insurance policy specifically excludes payment for claims involving mold, fungus, or spores as is common practice in the industry. I am attaching some recent information on this toxic mold lawsuit phenomenon for your information.

In my opinion, the best solution to alleviate this exposure is to remove this building as soon as possible.

INTEROFFICE MEMO

DATE: 3/31/2003
TO: PIERCE-DENT
CC: COFFER STEPHANIE, MYTNIK-ANN
FROM: KING-JOHN
RE: PUBLIC SERVICE BUILDING



As requested, the following information is associated with the present "condition status" of the Stock Island Public Service Building. As you are aware, the facility has been vacant since November 2001 and until recently, was filled with left behind items (i.e. desk, file cabinets, computers etc.). Public Facilities has purged the bldg. of most items and debris.

Condition of Sewer System

The City of Key West "Lateral Testing Program" determined that the PSB and Bayshore Manor sewer lines were leaking and had to be replaced / repaired. We recently procured a permit from the City of Key West to replace the Bayshore Manor sewer line. That work has been completed, which has effectively removed and disconnected the PSB from the lift station. Currently, the PSB is not connected to any sewer system and ALL bathrooms are secured and not being used.

Condition of Water Lines

Based on the age and severe deterioration of the waterlines throughout the facility and the fact that the sewer collection system has been disconnected, the water for the PSB has been shut off at the main valve. We have had numerous leaks in waterlines that are in the facility, some of which are in the overhead in areas of exposed friable asbestos. Without daily monitoring, these leaks could cause ceiling collapse and possibly create a major asbestos fiber release.

Structural Condition

Periodic inspections of the facility reflect an accelerated deterioration of interior and exterior walls, ceilings, doors and the entire roofing system. The bldg. has a major termite infestation which is evident by the gross amount of visible termite droppings everywhere. Structural members (i.e. joist, rafters etc.) in the roofing system also show signs of significant termite damage. There are many areas in every wing of the facility that have had and currently have roof leaks. We are replacing the ceiling tiles in these areas, according to our Asbestos O&M. I highly recommend the abatement of the friable asbestos before the onset of the rainy season. The leaks are too numerous to effectively repair without a major effort and cost expenditure. There have been a few break-ins by unknown

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individuals that gained entry thru windows and old A/C openings. They leave behind evidence such as sleeping bags, old blankets and trash, etc.

The exterior concrete walls and tie beams have major cracking at corners and at window locations. Exterior soffit and eaves are falling from water and termite damage, allowing unabated rodent and insect entry.

Rodents

The most problematic intruder at the PSB are raccoons and the rats. Their presence is evident in the overhead ceiling spaces. Rodent droppings are literally everywhere as they have unlimited access to all areas of the facility. They constantly fall through ceiling tiles breaching the only barrier between our employees and asbestos containing areas. I have inspected the facility closely and have determined they are multiplying quickly. Due to their proximity with the friable asbestos this continues to be a major issue that is hard to correct. I estimate vast numbers are living in the facility.

Electrical

There are approximately seven major service drops located around the PSB complex. Some are single phase and some are three phase, all drops have seriously deteriorated wire insulation at the weather heads. There is a great array of mismatched panels and circuits that have been installed and repaired over the last 55 years. Some of the wiring and panels are from the original construction. These systems represent a great fire hazard. The existing Fire Alarm System is still partially on line and operational. There are some devices that failed during the last alarm inspection and certification. I do not recommend replacing these as they are in an area of Wing 4 that has high concentrations of TSI friable asbestos.

Asbestos, Mold and Lead

The Asbestos issue is well known and has been monitored and documented since the initial ACBM Survey of January 1996. The major problem to date is in maintaining the barriers that isolate the friable TSI (thermal system insulation). The TSI was used as insulation on the hot water and steam lines that run throughout the facility overhead in every wing. There are TSI drops in most walls that previously supplied water and/or steam to sinks and specific equipment in the old hospital rooms.

Based on the original ACBM Survey, there are many levels of flooring throughout the facility that contains a percentage of asbestos. The VAT (vinyl asbestos tile) is generally found under carpeting and existing rolled flooring materials. The condition of these materials are unknown and do not present an immediate health concern as they are covered and not in a friable state.

The walls in most of the hallways have a small percentage of asbestos in the "popcorn" finish. This material as with the TSI has a potential health risk if it is disturbed mechanically and asbestos fibers are released.

I have noticed an increase in the presence of visible mold and mildew. This is expected as we have turned off all existing HVAC systems and removed all window air conditioners. This situation is getting worse and will create a future problem if not addressed.

I am recommending that a "Limited Lead-Based Paint Assessment" be conducted before any further actions are taken towards abatement. This type of survey has never been conducted as far as my records indicate. Given the age of the facility lead based paints are more than likely present and need to be identified and located.

Conclusions and Recommendations

The PSB is unsafe, unhealthy and a potential fire hazard. Securing the facility is an ongoing challenge as the windows can be easily broken into due to deteriorated framing. The rodents cannot feasibly be controlled without disturbing friable asbestos. The utility infrastructure is antiquated and in the case of the sewer system is currently disconnected and unusable. I highly recommend proceeding with abatement and demolition of this facility.

The following information reflects what it might take to bring the PSB facility back to life.

• Rough Estimates to Renovate PSB and Utility Infrastructure

Remove Asbestos	\$200 – 250,000.00
Ceilings, flooring and most interior walls to be removed to access asbestos	
Install new sewer collection system	\$50 – 75,000.00
Re-roof approximately 47,000 sq.ft. (including substrate as needed)	\$250 – 300,000.00
Replace termite damaged interior framing structure	\$150 – 200,000.00
Fumigation / Tenting for Termites	\$25 – 30,000.00
Replace some windows, repair exterior walls and soffit	\$75 -150,000.00
Install new flooring, wallboard, doors as required, ceilings. Painting	\$400 – 500,000.00
Upgrade Fire Alarm System and electrical distribution system	\$200 – 350,000.00
Install new HVAC Systems in each wing	\$350 – 500,000.00

Totals \$1,700,000.00 to \$2,355,000.00

As always, if I can be of further service to you or provide any additional information feel free to contact me.

JK/JK

A cost analysis of the Public Service Building was done given labor hours, rates, vehicle costs, and costs for materials, from 11/01/01 thru 03/31/03. Data was retrieved from our Facilities Maintenance work order system, MP2. Labor and vehicles are those associated with the Public Facilities Maintenance Department. Below are the results:

Total Labor/Vehicle hours 11/01/01 thru 03/31/03 is approximately 4,100 hours.

Total cost for materials is approximately \$2,800.00

Total cost for labor/vehicle is approximately \$68,000.00

Grand total \$70,800.00